



## DIRECTIONS

From our Chepstow office proceed into the centre of Magor, from the village square proceed towards Redwick, just before the road bridge turn right into West End, proceed along this road, where you will find the property on your left-hand side.

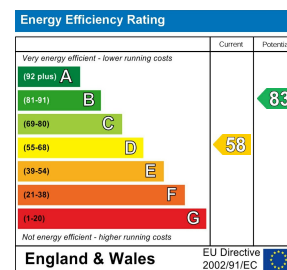
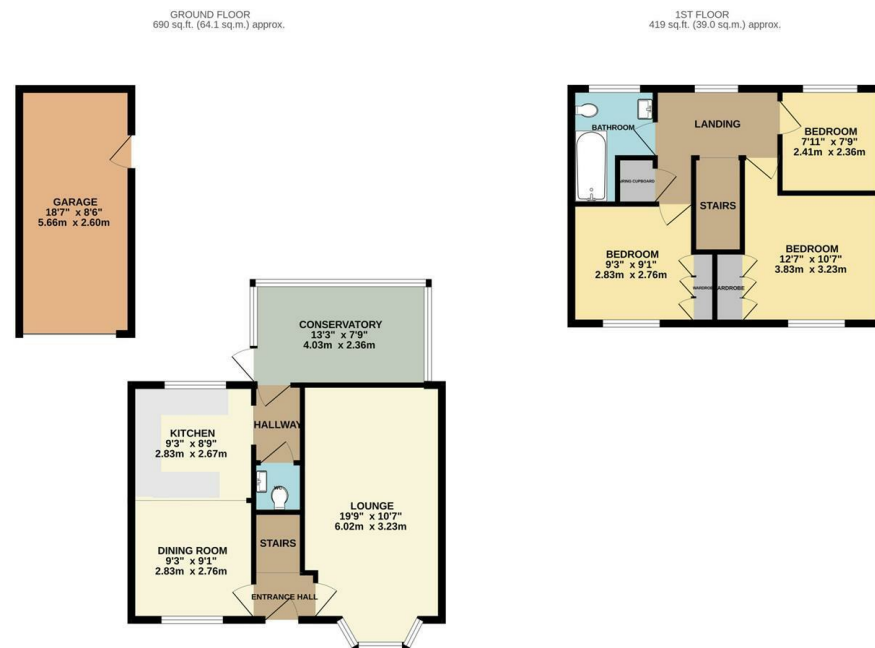
## SERVICES

Mains water, electricity and drainage.

Council Tax Band E.

## TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



TOTAL FLOOR AREA: 1109 sq.ft. (103.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**DISCLAIMER**  
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**OFFERS**  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:  
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.



## HILLWOOD HOUSE, WEST END, MAGOR, CALDICOT, MONMOUTHSHIRE, NP26 3HT



£299,950

Sales: 01291 629292  
E: sales@thinkmoon.co.uk



This property comprises a detached three bedroom residence, which has recently undergone thorough and attractive updating with new carpets, kitchen, bathroom and decoration throughout. It is located in a pleasant position close to the attractive centre of Magor village with its attendant range of facilities and close to good road and rail links to Bristol, Cardiff and Newport.

The property briefly comprises to the ground floor; entrance hall, living room, kitchen/dining room, rear lobby, conservatory and cloakroom/WC and to the first floor are three bedrooms and family bathroom. Outside the property benefits from off-road parking and single car garage.

**GROUND FLOOR**

**ENTRANCE HALL**

With door to front elevation. Stairs to first floor.

**LIVING ROOM**

**5.69m x 3.30m (18'8" x 10'10")**

Spacious living room with bay window to front elevation.

**KITCHEN/DINING ROOM**

**5.38m x 3.05m (17'8" x 10')**

Attractively updated kitchen with recently installed range of base and eye level storage units with ample work surfacing over as well as breakfast bar and tiled splashbacks. One and half bowl and drainer stainless steel sink unit. Four ring electric hob with extractor over and oven below. Space for washing machine. Windows to front and rear. Understairs storage space.

**LOBBY**

Giving access to conservatory and cloakroom/WC.

**CLOAKROOM/WC**

Low level WC and wash hand basin.

**CONSERVATORY**

**3.73m x 2.51m (12'3" x 8'3")**

Of uPVC double glazed construction overlooking a rear garden.

**FIRST FLOOR STAIRS AND LANDING**

With window to rear elevation.

**BEDROOM 1**

**3.35m x 2.84m (11' x 9'4")**

A double bedroom with window to front elevation. Built-in wardrobe.

**BEDROOM 2**

**2.92m x 2.77m (9'7" x 9'1")**

A double bedroom with window to front elevation. Range of built-in wardrobes.

**BEDROOM 3**

**2.62m x 2.59m (8'7" x 8'6")**

With window to rear elevation.

**BATHROOM**

With recently installed three-piece suite, comprising panelled bath with mains fed shower over and glass screen, low level WC and wash hand basin. Frosted window to rear elevation.

**OUTSIDE**

**GARDENS**

The property stands in level front and rear gardens to the front with hedge border and small lawned area and to the rear a level and enclosed garden with sun terrace and area laid to lawn.

**GARAGE**

Gravel parking outside the property leads to single car garage with up and over door.

**SERVICES**

Mains water, electricity and drainage.

